

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 JAUREGUI KRISTEN DIANE &
 JUSTIN KEITH SIMMONS
 841 MAGNOLIA RIDGE DR
 BLOUNTVILLE TN 37617

Current Owner

MAGNOLIA RIDGE DR 841

Ctrl Map: 078C Group: C Parcel: 051.00 Pl: SI: 000

Value Information

Land Market Value: \$20,000
Improvement Value: \$289,400
Total Market Appraisal: \$309,400
Assessment Percentage: 25%
Assessment: \$77,350

Subdivision Data

Subdivision:
 MAGNOLIA RIDGE SUBDIVISION PH 1
Plat Book: 59 **Plat Page:** 1-4 **Block:** **Lot:** 40

Additional Information

PRO-RATE 8-1-2024

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** D03
District: 7 **Number of Mobile Homes:**
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC **Zoning:**
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
 GAS

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO		80

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.18 **Calculated Acres:** **Total Land Units:** 0.18

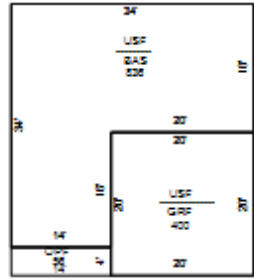
Land Code	Soil Class	Units
01 - RES		0.18

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2072
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 03 - U-SHAPED

Stories:
 2.00
Actual Year Built:
 2024
Plumbing Fixtures:
 7
Condition:
 AV - AVERAGE
Floor System:
 01 - SLAB ON GRADE
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	836
USF - UPPER STORY FINISHED	836
USF - UPPER STORY FINISHED	400
GRF - GARAGE FINISHED	400
OPF - OPEN PORCH FINISHED	56

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/2/2024	\$315,010	3617	1487	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/18/2023	\$2,200,000	3570	1935	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/4/2021	\$0	3459	412		-	-